

Agenda Item: Application 603 – Goddard School

DATE: January 6, 2014
RE: Site Plan Updates
FROM: David Nelson

Background/Issue:

This rezoning application attempts to update the zoning designation on a parcel zoned “conditional.” The applicant has elected to have Planning Staff act as representative throughout the rezoning process.

Existing setbacks, yard requirements, parking, and landscaping requirements are all in compliance with the requirements for the Office, O-9 (CD), zoning designation. The sign detail approved with the original “conditional” zoning designation stipulates a maximum size of 24 square feet. This allotment is less than half the 50 square feet allowed under the desired Office zoning designation. The applicant amended the site plan to void the approved sign detail and, in place, apply the Office, O-9, district sign requirements as stated in section 153.153 of the Zoning Ordinance. At the opening of the public hearing on October 14, 2013, Council stated that this note was too broad and vague, and requested additional information regarding the size and location of signage.

Per this request, the following additional information has been included in the site plan:

1. A detail drawing for proposed free-standing signage has been submitted. The sign face measure 4’9 ½” vertical and 8’ horizontal (38.33sf). The note pertaining to signage on the site plan has been modified accordingly.
2. A hatched area has been added to the site plan to indicate the general area of sign location.

Recommended Motion:

Planning staff recommends continuing the public hearing on the Goddard School Rezoning Application, 2013-603.